

IN RE: PETITION FOR ZONING VARIANCE  
ES Bessemer Avenue, 255'  
SW of c/l of Delvalle Avenue  
6817 Bessemer Avenue  
12th Election District  
5th Councilmanic District  
Martin A. Pokrywka, et ux  
Petitioner

\* BEFORE THE  
\* ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* Case No. 90-16-A

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance from Section 1802.3.C.1 to allow a side yard setback of 7.5 ft. in lieu of the required 10 ft. and to amend the site plans in zoning cases 80-252-A and 86-512-A, as more particularly described on Petitioners' Exhibit 1.

The Petitioners appeared and testified. Appearing as Protestants were Mr. and Mrs. Alexander Stanton.

Testimony indicated that the subject property, known as 6817 Bessemer Avenue, consists of .15 acres +/-, is zoned D.R. 5.5, and is currently improved with a single family dwelling with an attached carport. The Petitioners testified that they are desirous of extending their kitchen on the northwest side of their dwelling to provide more countertop space and privacy from neighbors. The Petitioners also desire to extend the existing carport as referenced on Petitioners' Exhibit No. 1. The proposed one story addition will extend approximately 3-1/2 feet onto the existing carport, will tie into the existing carport roof and be placed on a concrete pad.

Mrs. Stanton, testifying on behalf of the Protestants, stated that she and her husband are adamantly opposed to the Petition for reasons that its close proximity to their home will create a fire hazard and an invasion of their property, being located adjacent to their bedroom window.

The Protestants also argued that the proposed addition will adversely block light and air circulation from her property.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

It is clear from the testimony that if the variances were granted in part, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

After due consideration of the testimony and evidence presented, it is clear that a practical difficulty or unreasonable hardship would result if the variances were not granted in part. It has been established that the requirements from which the Petitioner seeks relief would unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variances requested, if granted in part, will not be detrimental to the public health, safety and general welfare.

-2-

Prior to the filing of this Petition, two prior variances were requested and granted regarding the subject property for the construction of a carport and an addition on the front of the dwelling. (see cases 80-252-A and 86-512-A). A view of the subject property reveals that the Petitioners have stretched the useable area of this lot to its limit and, therefore, any future requirements the Petitioners may encounter for additional improvements should be met by Petitioners relocating in a larger house on a larger lot, as no additional relief in the nature of variances shall be granted in the future regarding the subject property, other than that which is granted herein.

After considering the evidence and testimony presented, it is the opinion of the Zoning Commissioner that the requested extension of the carport is contrary to the spirit and intent of the Baltimore County Zoning Regulations (B.C.Z.R.), in that the subject lot is already over built and congested and should, therefore, be denied. The Petitioners will be permitted to construct the proposed addition on the southwest side of their house, as more specifically indicated on Petitioners' Exhibit 1.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the relief requested should be granted in part.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 17 day of August 1989 that the Petitioners' request to extend the carport referenced on Petitioners' Exhibit 1, is hereby DENIED; and,

IT IS FURTHER ORDERED that the site plans contained in cases #80-252-A and 86-512-A shall be amended in accordance with Petitioners' Exhibit 1; and,

-3-

IT IS FURTHER ORDERED, that a variance to allow a side yard setback of 7.5 ft. in lieu of the required 10 ft., for a proposed one-story addition to the Petitioners' kitchen, as more particularly described on Petitioners' Exhibit 1, be and is hereby GRANTED, subject, however, to the following restriction:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

J. Robert Haines  
J. ROBERT HAINES  
Zoning Commissioner  
for Baltimore County

JRH/mm

cc: Peoples Counsel

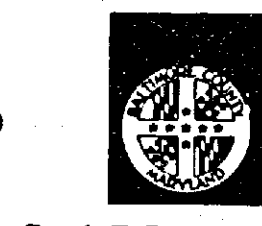
cc: Mr. and Mrs. Alexander Stanton, 6819 Bessemer Ave. 21222

ORDER RECEIVED FOR FILING  
Date 8/2/89  
By M. Haines

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3533

J. Robert Haines  
Zoning Commissioner

August 4, 1989



Dennis F. Rasmussen  
County Executive

Mr. and Mrs. Martin A. Pokrywka  
6817 Bessemer Avenue  
Baltimore, Maryland 21222

RE: Petition for Zoning Variance  
Case No. 90-16-A

Dear Mr. and Mrs. Pokrywka:

Enclosed please find the decision rendered in the above captioned case. The Petition for Zoning Variance has been granted in part and denied in part in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,  
J. Robert Haines  
J. Robert Haines  
Zoning Commissioner

JRH:mm

cc: Peoples Counsel

cc: Mr. and Mrs. Alexander Stanton  
6819 Bessemer Avenue  
Baltimore, Maryland 21222

#### PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY: 90-16-A

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a

Variance from Section 1802.3.C.1. To allow a side yard setback of

7.5 ft. in lieu of the required 10 ft. and to amend the

site plans in zoning cases 80-252-A and 86-512-A.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

1. To extend out far enough to have a doorway to back yard.
2. Privacy from neighbors.
3. More room, cabinet space and countertop space.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney for Petitioner: \_\_\_\_\_  
(Type or Print Name)  
Signature \_\_\_\_\_  
Address \_\_\_\_\_  
City and State \_\_\_\_\_  
Name, address and phone number of legal owner, contract purchaser or representative to be contacted \_\_\_\_\_  
City and State \_\_\_\_\_  
Attorney's Telephone No.: \_\_\_\_\_  
Address \_\_\_\_\_  
Phone No. \_\_\_\_\_

ORDERED By The Zoning Commissioner of Baltimore County, this 17 day of May 1989, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be held before the Zoning Commissioner of Baltimore County in Room 108, County Office Building in Towson, Baltimore County, on the 22 day of July, 1989, at 2 o'clock P.M.

J. Robert Haines  
Zoning Commissioner of Baltimore County,  
(over)

#### ZONING DESCRIPTION

Beginning on the east side of Bessemer Avenue 50 feet wide, at the distance of 255 feet southwest of the centerline of Delvalle Avenue, being Lot 36, Block 03, in the subdivision of Del-Ray Park, Book No. 14 Folio 56. Also known as 6817 Bessemer Avenue in the 12th Election District.

J. Robert Haines  
Zoning Commissioner of  
Baltimore County

I am writing this letter in protest of case Number 90-16-A

I do not want this building done on the side of my house because,

1. It will be too close to my house and I will be afraid of a fire.
2. It will be so close to my bedroom windows and it will block all the light and air going to our bedrooms, and who wants a kitchen outside your bedroom where you have to sleep. My daughter is a nurse and works night work and she has to sleep in the daytime and it would be impossible for her to sleep with people ten feet from her window cooking and eating.
3. MY husband and I bought this house in 1950, and we were told by our builder that we could not build out on the side of the house.
4. I hope you will consider our feelings in this matter as we are senior citizens and cannot afford to move.

Thank you.

Mr. and Mrs. Alexander Stanton  
6819 Bessemer Ave.  
Baltimore, MD.  
21222

July - 282-4231

RECEIVED  
JUL 24 1989

ZONING OFFICE

Re: Case No. 9016 A  
Mr. J. Robert Haines:

The decision you made in this case No; 90-16-A, I think was very unfair to my husband and myself, for the following reasons.

1. You told me at the hearing on July 27, 1989 that there was a law stating you had to stay 10 feet back from the dividing line and then you allow someone to change the law to 7.5 feet. I think this is very unfair, after they said they wanted more privacy, and now they will be closer to my bedroom windows invading my privacy and making noise to keep us awake. You even stated that the subject lot is already over built and congested.
2. The kitchen at 6817 Bessemer Ave. is very large now, it is at least 10 feet by 20 feet so there would have been no hardship.
3. If I wanted to be that close to my neighbors I would have bought a rowhouse instead of a individual home.
4. When I go over to the senior center, I am going to talk to the other senior citizens, and I will remember you on election day.

Mr. & Mrs. Alexander Stanton  
6819 Bessemer Ave.  
Baltimore, Md.  
21222

telephone no.  
282-4231

RECEIVED  
AUG 16 1989

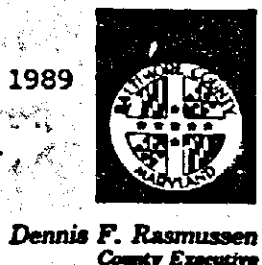
ZONING OFFICE



Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

August 22, 1989



Mr. and Mrs. Alexander Stanton  
6819 Bessemer Avenue  
Baltimore, Maryland 21222

RE: Petition for Zoning Variance  
Case #90-16-A  
Martin A. Pokrywka, et ux  
Hearing: July 27, 1989

Dear Mr. and Mrs. Stanton:

Regarding your recent inquiry pertaining to the above captioned matter, please note that the "southwest" reference on page 3, paragraph 2 of the Findings of Fact and Conclusions of Law is a typographical error and should read "northeast" as you advised. However, the southwest reference is inconsequential as the controlling language of the opinion is contained in the Order beginning on page 3, paragraph 4 which references Petitioner's Exhibit 1.

Thank you for your interests.

Very truly yours,  
J. Robert Haines  
Zoning Commissioner

JRH:mmr

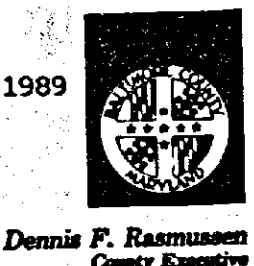
cc: Mr. and Mrs. Martin A. Pokrywka

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

DUPLICATE

August 24, 1989



Mr. and Mrs. Alexander Stanton  
6819 Bessemer Avenue  
Baltimore, Maryland 21222

RE: Petition for Zoning Variance  
Case #90-16-A  
Hearing: July 27, 1989

Dear Mr. and Mrs. Stanton:

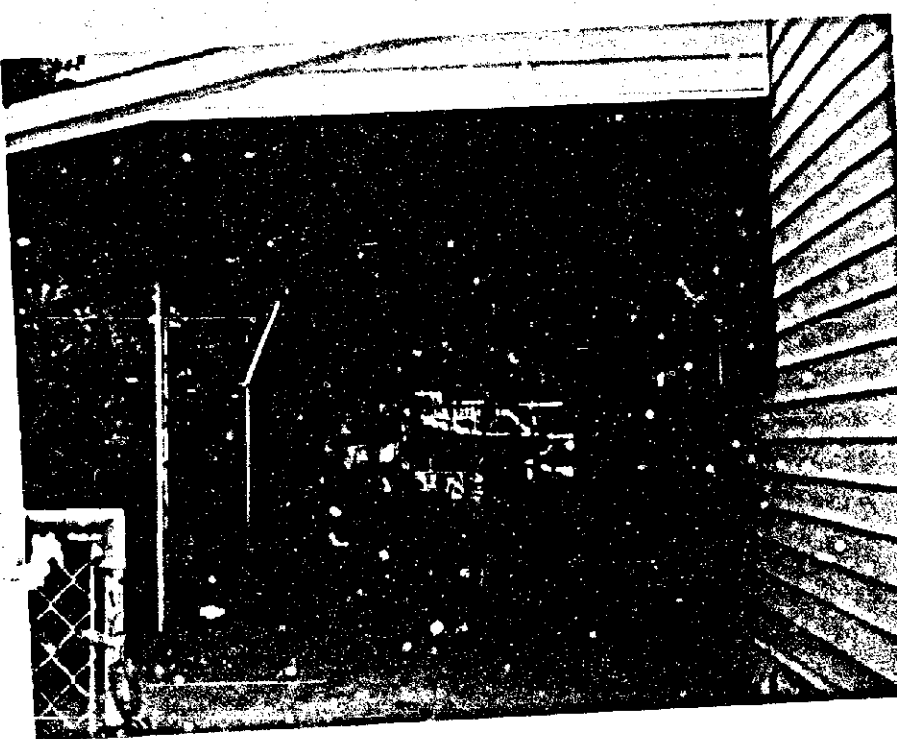
I am in receipt of your letter dated August 14, 1989 in which you state your unhappiness with my decision in case #90-16-A. As a judicial officer, it is not my practice to debate my decisions. As you are aware from the copy of my letter you received with my Order, you are entitled to appeal my decision if you are unhappy. I strongly recommend that you avail yourself of the rights provided to you by the laws of Baltimore County.

Very truly yours,

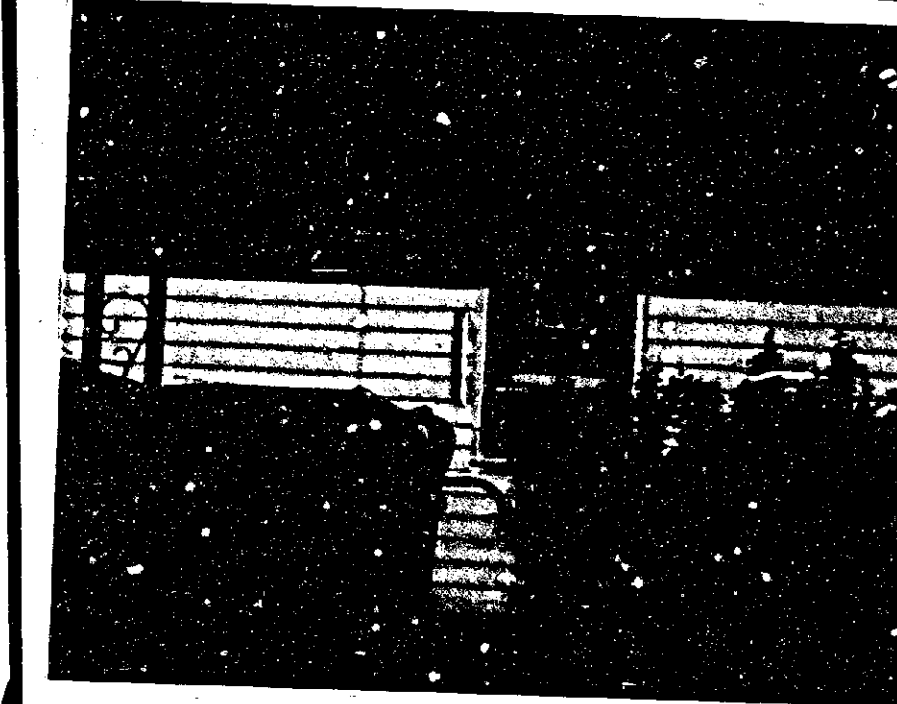
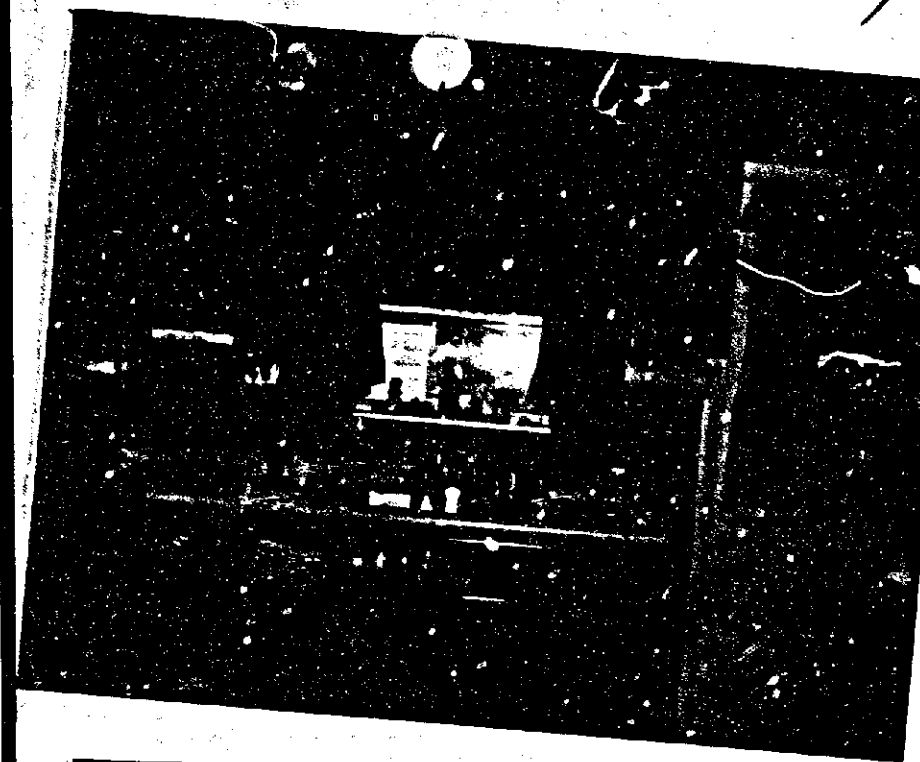
J. Robert Haines  
Zoning Commissioner

JRH:mmr

Petitioner's Exhibit 3



Petitioner's Exhibit 2



### CERTIFICATE OF PUBLICATION

OFFICE OF  
Dundalk Eagle

4 N. Center Place  
P.O. Box 8936  
Dundalk, Md. 21222

June 29, 1989

THIS IS TO CERTIFY, that the annexed advertisement of J. Robert Haines in the matter of Zoning Hrgs. Case #90-16-A - P.O. #13631 - Reg. #M30994 - 78 lines & 533 was inserted in **The Dundalk Eagle** a weekly newspaper published in Baltimore County, Maryland, once a week for one successive weeks before the 30th day of June 1989; that is to say, the same was inserted in the issues of June 29, 1989

Kimbel Publication, Inc.

per Publisher.

By *K.C. Oller*

### CERTIFICATE OF POSTING

ZONING DEPARTMENT OF BALTIMORE COUNTY  
Towson, Maryland

90-16-A

District: 12th Date of Posting: 7/12/89  
Posted for: Variance  
Petitioner: Martin A. Pokrywka, et ux  
Location of property: 6819 Bessemer Ave., 255' SW of Delvale Ave.  
6817 Bessemer Ave.  
Location of Sign: Existing Bessemer Ave., approx. 10 ft. from driveway  
on property of Baltimore County  
Remarks: \_\_\_\_\_  
Posted by: [Signature] Date of return: 7/14/89  
Number of Signs: 1

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
494-3353

June 14, 1989

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance  
CASE NUMBER: 90-16-A  
ES Bessemer Avenue, 255' SW of c/l of Delvale Avenue  
6817 Bessemer Avenue  
12th Election District - 5th Councilmanic  
Petitioner(s): Martin A. Pokrywka, et ux  
HEARING SCHEDULED: THURSDAY, JULY 27, 1989 at 2:00 p.m.

Variance: To allow a side yard setback of 7.5 ft. in lieu of the required 10 feet and to amend the site plans in Zoning Cases 80-252A and 86-512A.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. Robert Haines  
Zoning Commissioner of  
Baltimore County

cc: Mr. and Mrs. Pokrywka  
File

### CERTIFICATE OF PUBLICATION

TOWSON, MD., July 5, 1989

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on June 29, 1989

THE JEFFERSONIAN,

*S. Zeke Orlan*  
Publisher

PO 13630  
Reg. M30995  
Case 90-16-A  
Price \$39.40

NOTICE OF HEARING  
The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:  
Petition for Zoning Variance  
CASE NUMBER: 90-16-A  
ES Bessemer Avenue, 255' SW of c/l of Delvale Avenue  
6817 Bessemer Avenue  
12th Election District - 5th Councilmanic  
Petitioner(s): Martin A. Pokrywka, et ux  
HEARING SCHEDULED: THURSDAY, JULY 27, 1989 at 2:00 p.m.  
Variance: To allow a side yard setback of 7.5 ft. in lieu of the required 10 feet and to amend the site plans in Zoning Cases 80-252A and 86-512A.

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

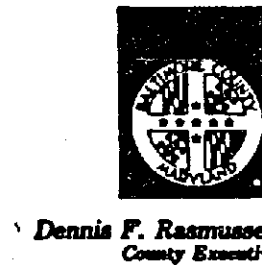
90-16A

NAME	ADDRESS
Alexander Stanton	6819 Bessemer Ave. 21222
Chauhan Stanton	6819 Bessemer Ave. 21222

Baltimore County  
Zoning Commissioner  
Office of Planning & Zoning  
Towson, Maryland 21204  
(301) 887-3353

J. Robert Haines  
Zoning Commissioner

DATE: 7/1/89



Re: Petition for Zoning Variance  
CASE NUMBER: 90-16-A  
HEARING SCHEDULED: Thursday, July 27, 1989 at 2:00 p.m.

Dear Mr. and Mrs. Pokrywka:

Please be advised that \$ 128.40 is due for advertising and posting of the above captioned property.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please make your check payable to Baltimore County, Maryland. Bring the check and the sign & post set(s) to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 113, Towson, Maryland 21204 (16) before the day of the hearing.

BALTIMORE COUNTY, MARYLAND No. 068386  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT  
DATE: 7/27/89 ACCOUNT: R0165-000  
AMOUNT: \$128.40  
PAID TO: MARTIN A. POKRYWKA  
FOR: PAID FOR 7/27/89 HEARING 90-16-A  
912100001285010 5274



90-16-A

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building  
111 W. Chesapeake Avenue  
Towson, Maryland 21204

Your petition has been received and accepted for filing, this  
17th day of May, 1989.

Petitioner: Martin A. Pokrywka  
Petitioner's Attorney: James E. Dyer  
Received by: James E. Dyer  
Chairman, Zoning Plans  
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

July 18, 1989

COUNTY OFFICE BLDG.  
111 W. Chesapeake Ave.  
Towson, Maryland 21204

MEMBERS  
Bureau of Engineering  
Department of Traffic Engineering  
State Roads Commission  
Bureau of Fire Prevention  
Health Department  
Project Planning  
Building Department  
Board of Education  
Zoning Administration  
Industrial Development

Mr. & Mrs. Martin A. Pokrywka  
6317 Bresser Avenue  
Baltimore, MD 21222

RE: Item No. 474, Case No. 90-16-A  
Petitioner: Martin A. Pokrywka, et ux  
Petition for Zoning Variance

Dear Mr. & Mrs. Pokrywka:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

IT WOULD BE APPRECIATED IF YOU WOULD RETURN YOUR WRITTEN COMMENTS TO MY OFFICE, ATTENTION JULIE WINTARSKI. IF YOU HAVE ANY QUESTIONS REGARDING THIS, PLEASE CONTACT HER AT 887-3391.

Very truly yours,

*James E. Dyer*  
JAMES E. DYER  
Chairman  
Zoning Plans Advisory Committee

JED:jw

Enclosures

Baltimore County  
Department of Public Works  
Bureau of Traffic Engineering  
County Office Building  
Towson, Maryland 21204  
(301) 887-3554

June 6, 1989



Dennis F. Rasmussen  
County Executive

Mr. J. Robert Haines  
Zoning Commissioner  
County Office Building  
Towson, Maryland 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for item numbers 253, 313, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, and 486.

Very truly yours,

*Michael S. Planigan*  
Michael S. Planigan  
Traffic Engineer Assoc. II

MSE/LW

Baltimore County  
Fire Department  
Towson, Maryland 21204-2536  
494-4500

Paul H. Reincke  
Chief

J. Robert Haines  
Zoning Commissioner  
Office of Planning and Zoning  
Baltimore County Office Building  
Towson, MD 21204



Dennis F. Rasmussen  
County Executive

Re: Property Owner: Martin A. Pokrywka, et ux

Location: ES Bessemer Av., 255' SW of centerline of Delvale Ave.

Item No.: 474 Zoning Agenda: May 16, 1989

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

- ( ) 1. Fire hydrants for the referenced property are required and shall be located at intervals or \_\_\_\_\_ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- ( ) 2. A second means of vehicle access is required for the site.
- ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_ EXCEEDS the maximum allowed by the Fire Department.
- ( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.
- (X) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.
- ( ) 6. Site plans are approved, as drawn.
- ( ) 7. The Fire Prevention Bureau has no comments at this time.

REVIEWER: *Carl J. Smith* Noted and Approved: *Carl J. Smith*  
Planning Group Fire Prevention Bureau  
Special Inspection Division

/s/

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee DATE: June 1, 1989  
FROM: Robert W. Bowling, P.E.  
RE: Zoning Advisory Committee Meeting  
for May 18, 1989

The Developers Engineering Division has reviewed the subject zoning items and we have no comments for Items 466, 468, 469, 470, 471, 474, 475, 476, 478, 480, 481, 482, 483, and 486.

For Item 253 the previous County Review Group Comments still apply.

For Item 313 contact the State Highway Administration for right-of-way requirements for Reisterstown Road.

For Item 467 contact the State Highway Administration for the necessary improvements for Reisterstown Road.

For Item 472 the previous County Review Group Comments for Festival at Woodholme still apply.

For Item 473 the building being in a revertible slope easement must be addressed prior to approval.

For Item 477 the previous County Review Group Comments still apply.

For Item 479 the previous County Review Group Comments still apply.

For Item 483 contact the State Highway Administration for right-of-way requirements on Park Heights Avenue.

For Item 484 the previous County Review Group Comments still apply.

*Robert W. Bowling*  
ROBERT W. BOWLING, P.E., Chief  
Developers Engineering Division

RWB:s

JUN 02 1989

BALTIMORE COUNTY, MARYLAND  
INTER-OFFICE CORRESPONDENCE

TO: J. Robert Haines  
Zoning Commissioner  
FROM: Pat Keller, Deputy Director  
Office of Planning and Zoning  
SUBJECT: Martin A. Pokrywka, et ux, Item No. 474  
Zoning Petition No. 90-16-A

The petitioners request a variance to allow a side yard setback of 75 ft. in lieu of the required 10 ft. and to amend the site plans in Zoning Cases 80-252A and 86-512A. In reference to this request, staff offers no comment.

PK:pat



# PLOT PLAN

~~2000~~ ZNG

OWNER Martin & Deborah Peknywka  
 ADDRESS 6817 Bessemer Ave

B074056-MR  
 Application No.

D/S.J

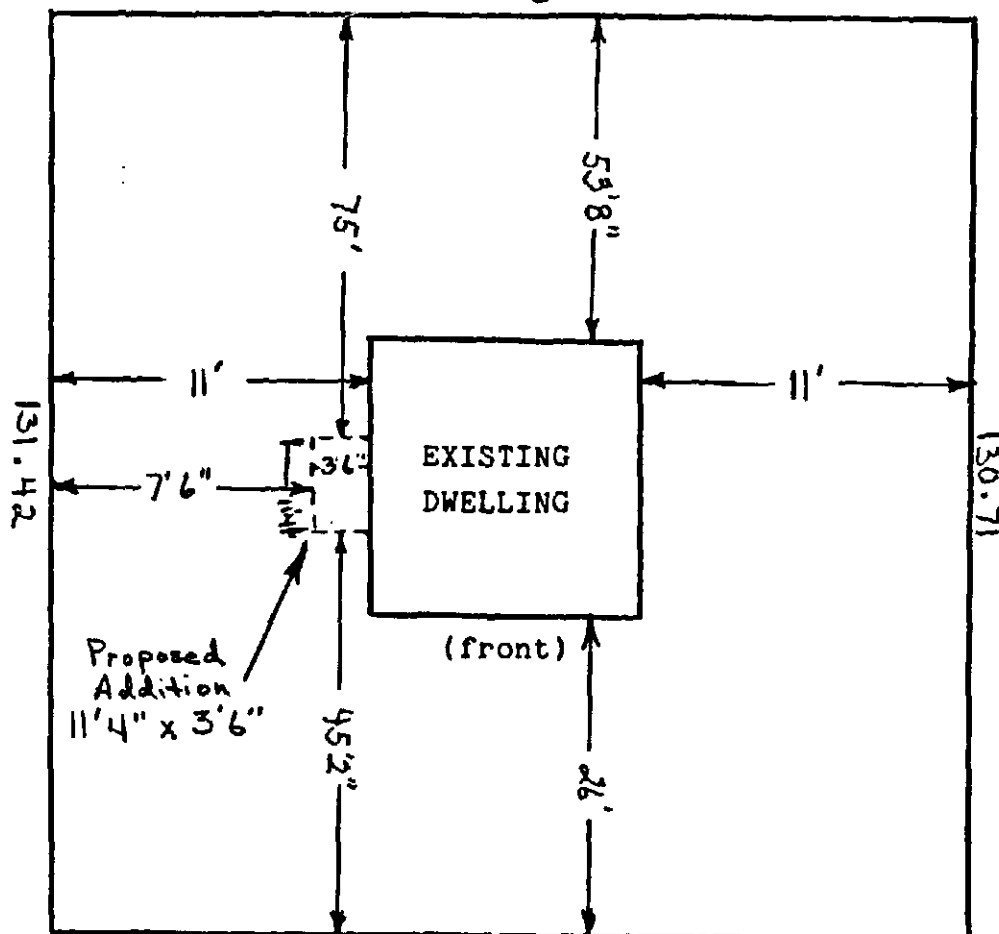
## PLEASE SHOW BELOW:

- property line dimensions and easements.
- existing buildings.
- existing well/septic. (show distance to nearest structure)
- road names and location of alleys.
- if your property is in a tidal or riverine flood area, indicate elevation of lowest floor of proposed work.
- the proposed work and the setback distances to the proposed work.

Front yard setback 45'2" Left side setback 7'6"  
 Rear yard setback 75' Right side setback N/C

NOTE: 1. If a fence is to be closer than 2 feet to any existing fence or wall, adequate access must be provided for maintenance  
 2. Cannot fence access easements.

90-16-A



ROAD NAME

Bessemer Ave.